



ORLANDO REGIONAL  
**REALTOR**<sup>®</sup>  
ASSOCIATION

## ***Monday Morning Quarterback Summary***

***Week of May 17, 2020 - May 23, 2020***

### ***Single-family existing homes***

- Sales of single-family homes increased to 399 during the week of May 17, from 391 the week prior
- The median price of single family homes decreased to \$275,000, a change of -5.2%
- The number of single-family home foreclosure transactions increased to 18 last week, from 11 the week of May 10
- The number of single-family home short-sale transactions decreased to 1 from 5 the week prior
- Single-family inventory decreased by 177, and now sits at 5,861

### ***Condos, townhomes, and villas***

- Sales of condos, townhomes, and villas increased to 89 during the week of May 17, from 80 the week prior
- The median price of condos, townhomes, and villas increased to \$185,000, a change of 7.6%
- The number of condo, townhome, and villa foreclosure transactions decreased to 0 last week, from 2 the week of May 10
- The number of condo, townhome and villa short-sale transactions decreased to 0 from 1 the week prior
- Condo inventory increased by 21, and now sits at 2,242

*Detailed charts and graphs begin on page 2 of this report.*

**Single Family Homes**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Sales</b>	<b>399</b>	155	79	88	45	31	1
Bank Owned	18	14	0	1	1	2	0
Short Sales	1	1	0	0	0	0	0
Other	380	140	79	87	44	29	1
<b>Active Listings</b>	<b>5,861</b>	1,366	806	1,317	771	1,162	439
Bank Owned	107	60	12	21	7	4	3
Short Sales	56	27	11	8	5	4	1
Other	5,698	1,279	783	1,288	759	1,154	435
<b>Months of Inventory</b>	<b>3</b>	2	2	3	4	9	101

**List Price**

Average Original List Price	\$312,088	\$195,404	\$280,303	\$346,168	\$457,146	\$642,171	\$1,149,900
Average Final List Price	\$306,594	\$191,657	\$278,710	\$340,217	\$448,753	\$623,329	\$1,149,900

**Sale Price**

Average Price	\$299,579	\$186,725	\$273,957	\$333,743	\$438,022	\$608,118	\$1,015,000
Median Price	\$275,000	\$197,000	\$274,990	\$330,000	\$430,200	\$545,000	\$1,015,000

**Price Differences**

Original to Final List Price	-\$5,494	-\$3,747	-\$1,593	-\$5,951	-\$8,393	-\$18,842	\$0
Original List to Sale Price - \$	-\$12,509	-\$8,679	-\$6,346	-\$12,425	-\$19,124	-\$34,053	-\$134,900
Final List to Sale Price - \$	-\$7,015	-\$4,932	-\$4,753	-\$6,474	-\$10,731	-\$15,211	-\$134,900
Original List to Sale Price - %	95.99%	95.56%	97.74%	96.41%	95.82%	94.70%	88.27%
Final List to Sale Price - %	97.71%	97.43%	98.29%	98.10%	97.61%	97.56%	88.27%

**Days on the Market**

Avg Days Listing to Contract	48	46	32	58	52	69	0
Combined Avg Days to Contract	44	47	25	45	52	62	0
Avg Days Listing to Closing	87	84	68	100	91	105	0
Avg Days Contract to Close	39	39	36	43	38	36	0

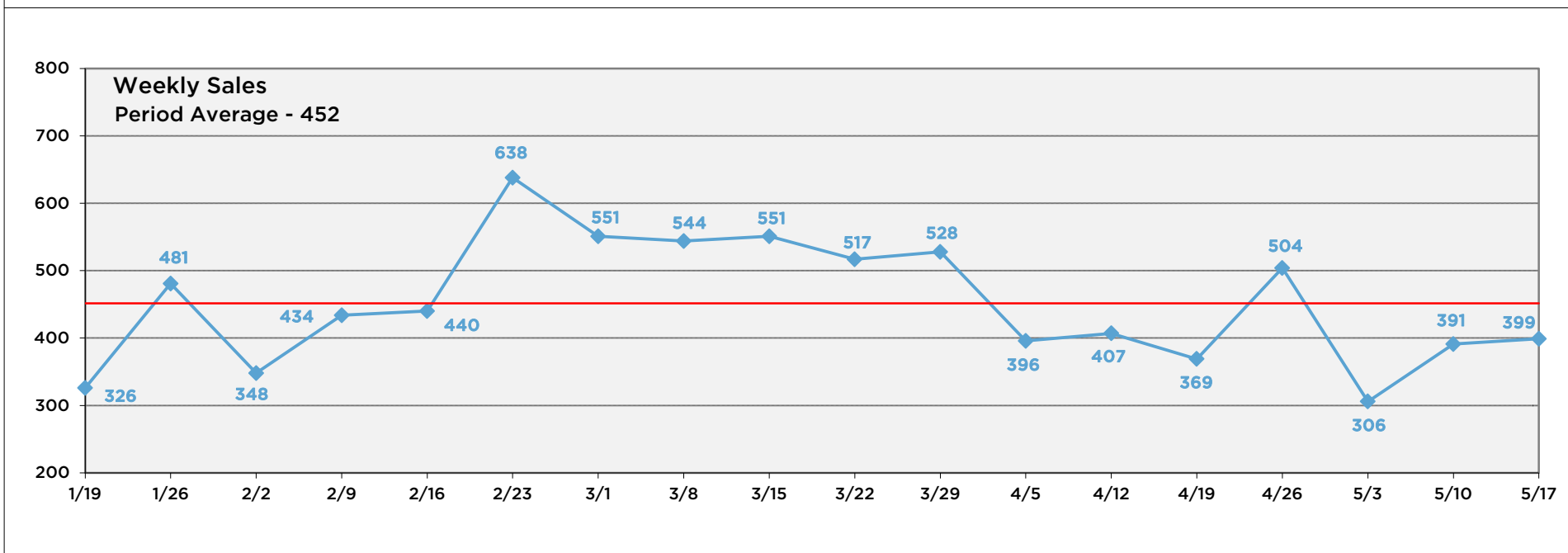
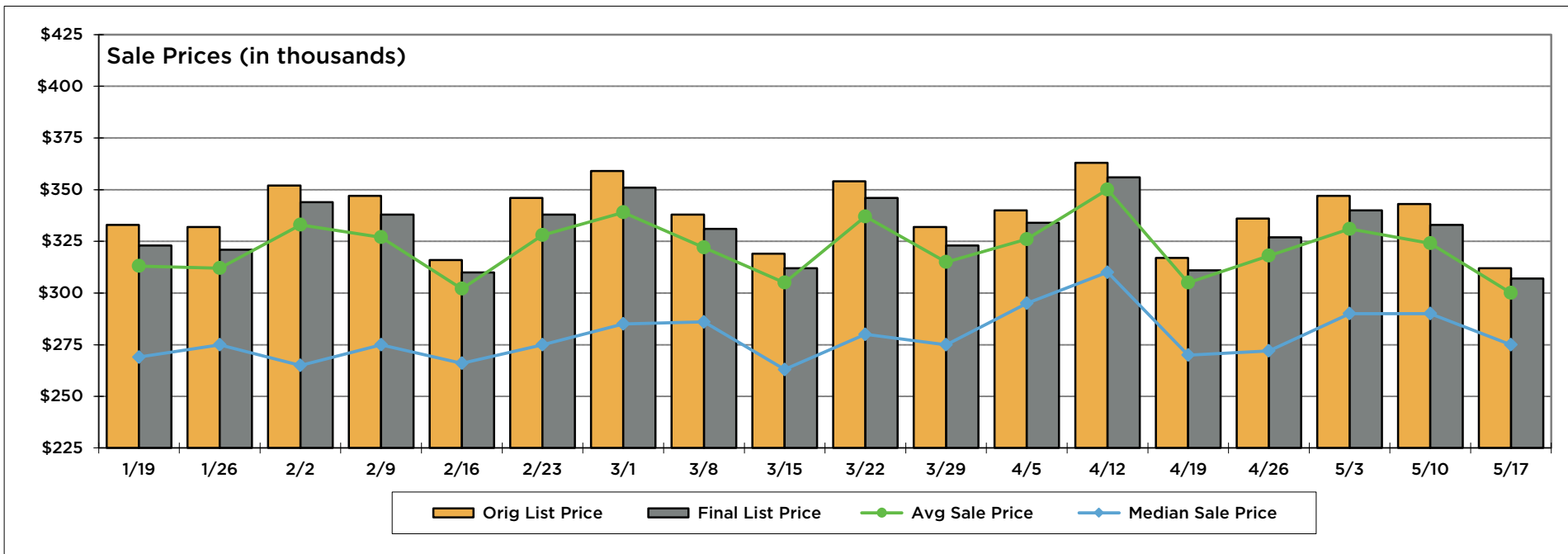
**Beds / Baths**

Average Bedrooms	3	3	4	4	4	4	3
Average Full Baths	2	2	2	2	3	3	2
Average Half Baths	0	0	0	0	0	0	1

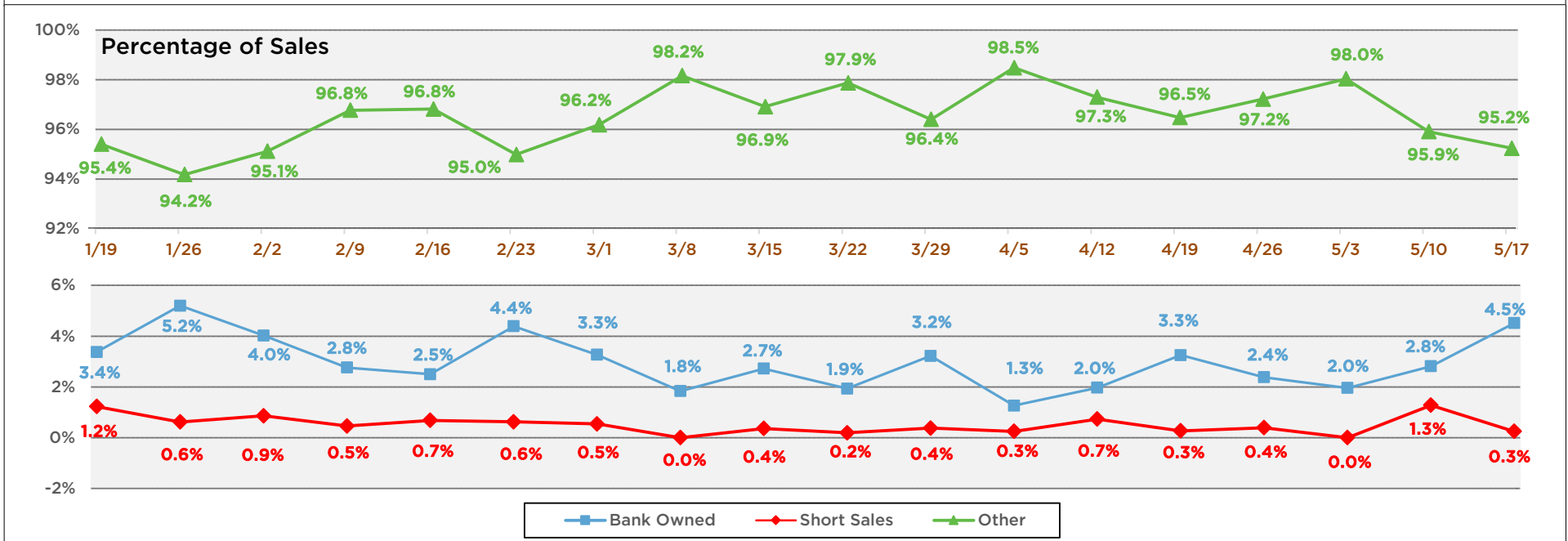
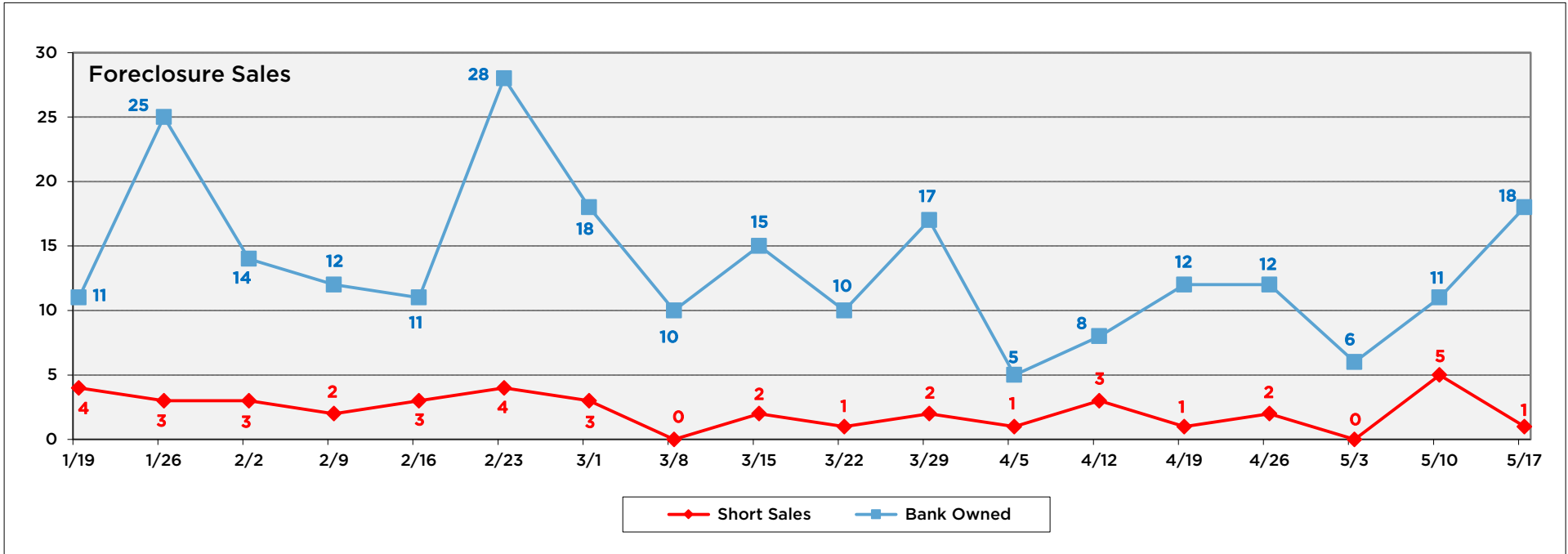
**Square Footage**

Average Square Feet	2,015	1,413	1,873	2,260	2,894	3,378	3,107
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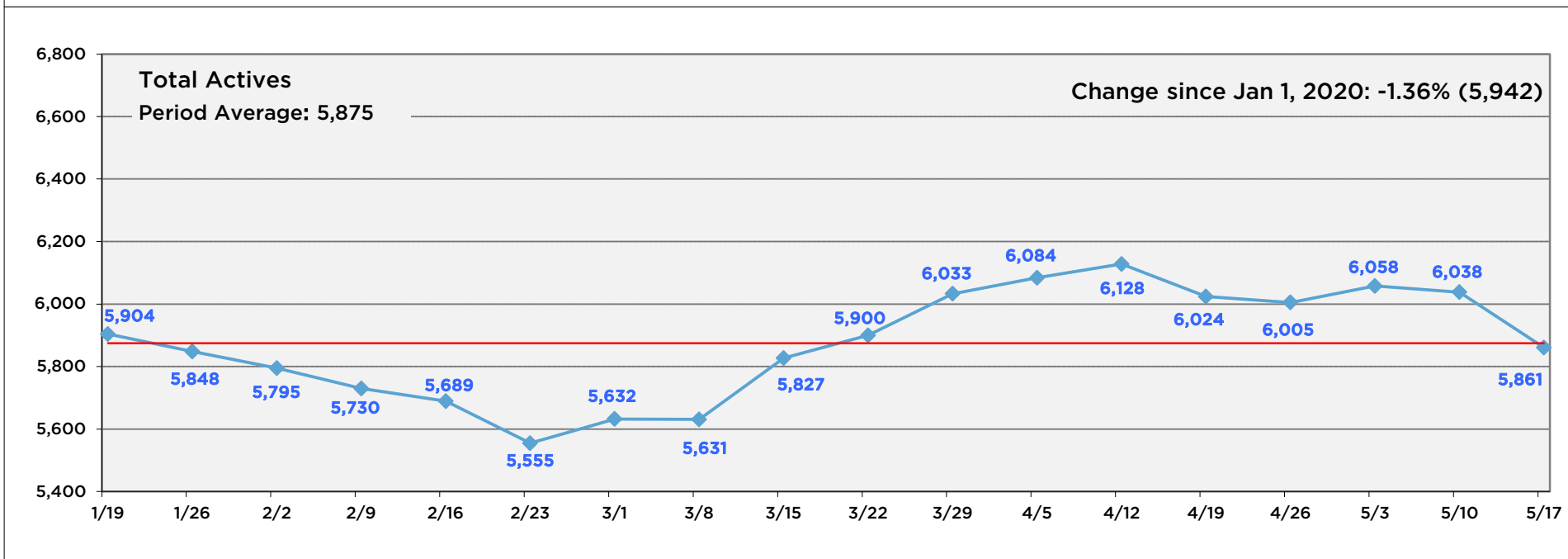
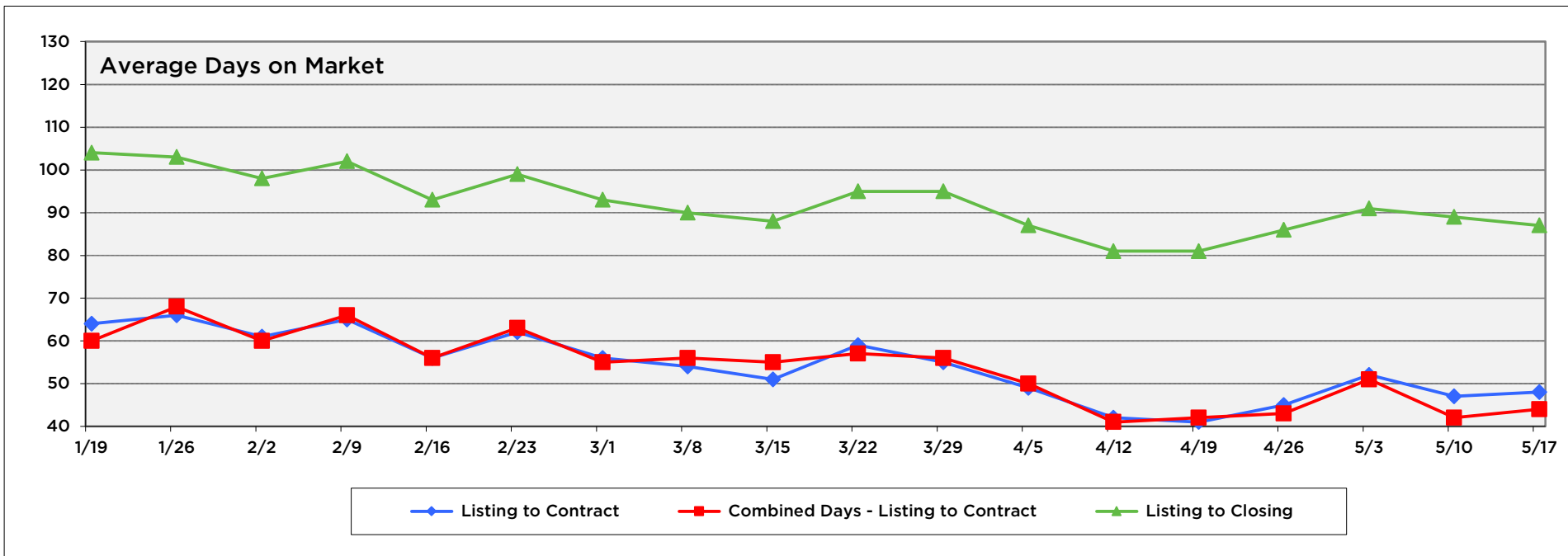
### Single Family Homes



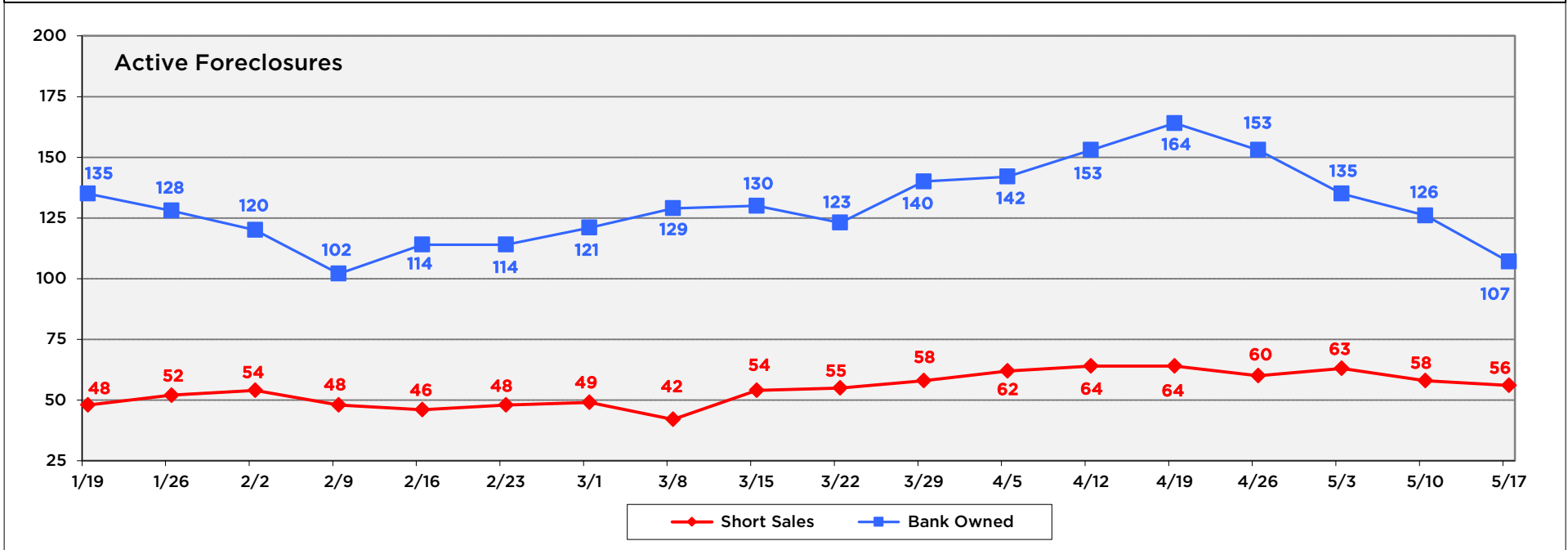
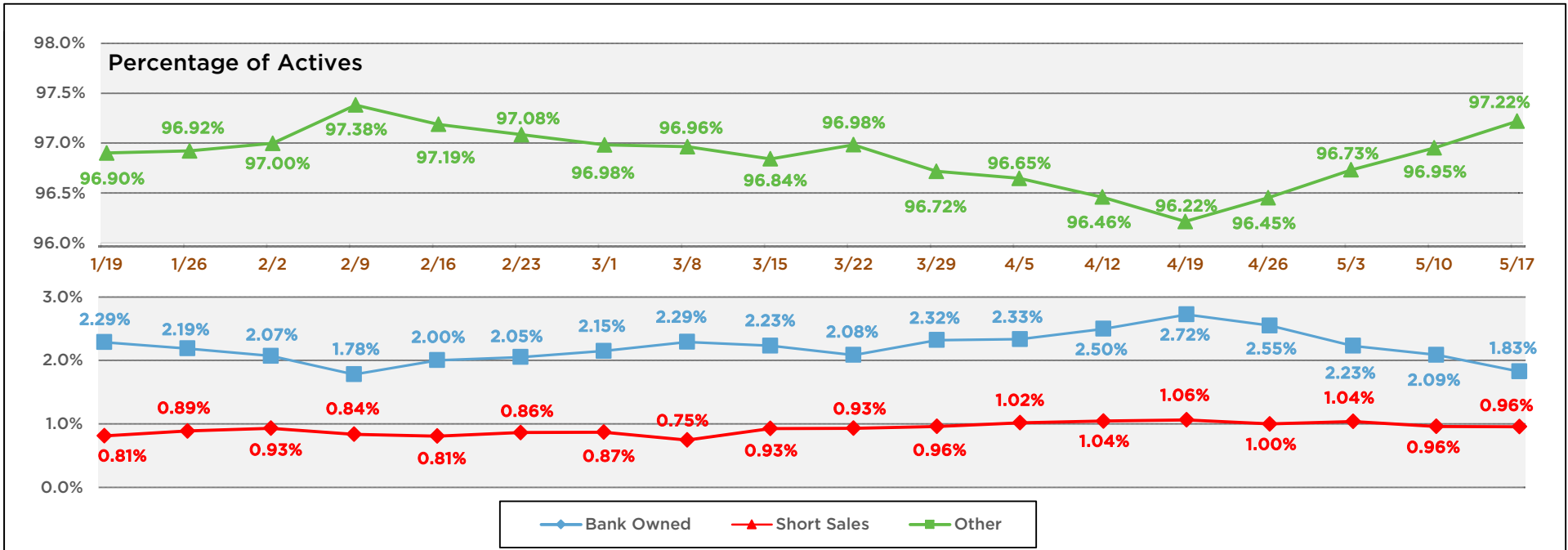
**Single Family Homes**



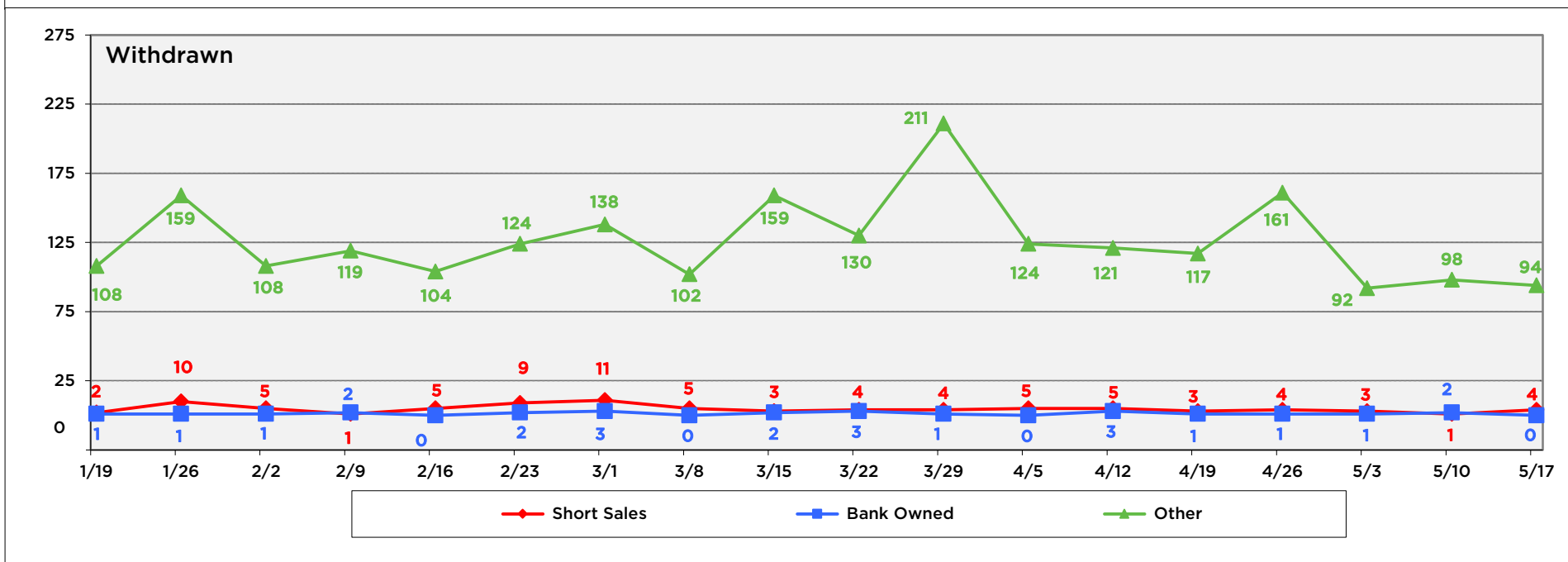
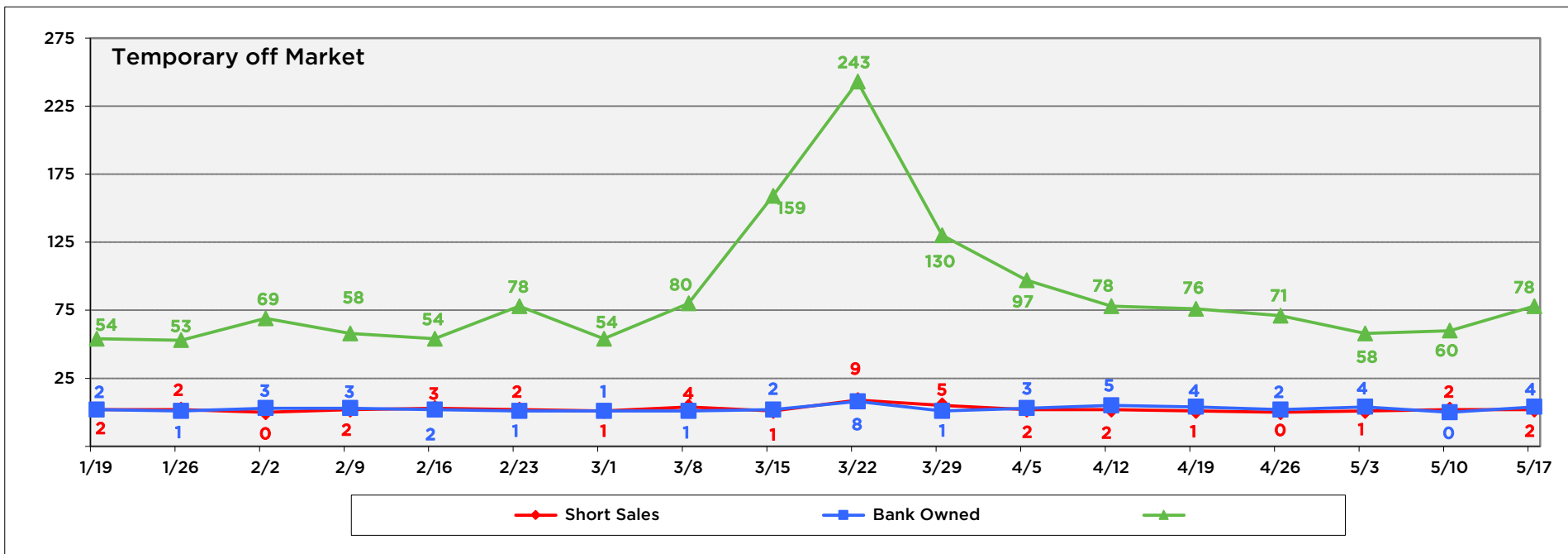
### Single Family Homes



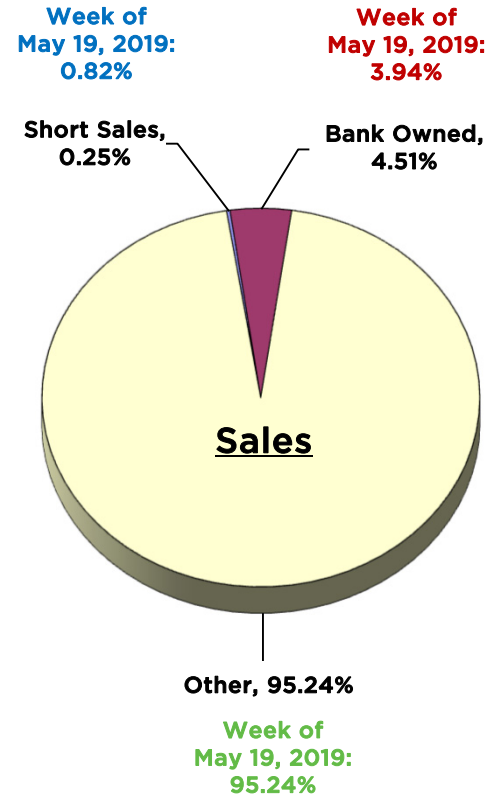
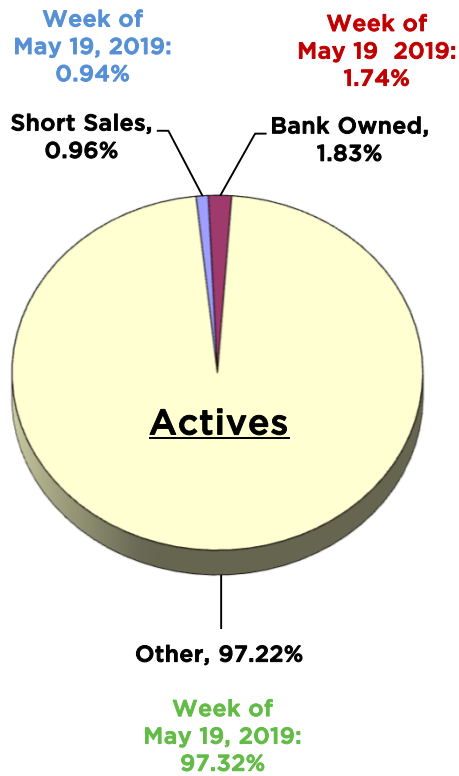
**Single Family Homes**



### Single Family Homes



**Single Family Homes**



**Where are the 60 Single Family Homes available for the Median Price of \$275,000? (± \$500)**

<u>County / City</u>	<u>Zip Code</u>	<u>Available</u>	<u>Average List Price</u>	<u>Average Beds</u>	<u>Average Baths</u>	<u>Average SqFt</u>	<u>List \$ per SqFt</u>
<b>Seminole County</b>		<b>5</b>	<b>\$274,940</b>	<b>3.2</b>	<b>2.0</b>	<b>1,624</b>	<b>\$169.30</b>
Winter Springs / Tuskawilla	32708	1	\$275,000	3.0	2.0	1,579	\$174.16
Altamonte Springs / Forest City	32714	1	\$274,900	4.0	2.0	1,890	\$145.45
Lake Mary / Heathrow	32746	2	\$274,950	3.0	2.0	1,610	\$170.78
Chuluota/Oviedo	32766	1	\$274,900	3.0	2.0	1,431	\$192.10
<b>Orange County</b>		<b>21</b>	<b>\$274,985</b>	<b>3.3</b>	<b>2.0</b>	<b>1,580</b>	<b>\$174.06</b>
Apopka / Hunt Club	32703	2	\$275,000	4.0	2.0	1,792	\$153.46
College Park	32804	2	\$275,000	3.0	2.0	1,187	\$231.68
Delaney / Crystal Lake	32806	3	\$274,967	3.0	2.0	1,405	\$195.71
Lockhart	32810	1	\$275,000	4.0	2.0	2,000	\$137.50
Conway	32812	1	\$275,000	3.0	2.0	1,512	\$181.88
Union Park	32817	2	\$274,900	3.0	2.0	1,507	\$182.42
Williamsburg / Lake Bryan	32821	1	\$275,000	2.0	2.0	1,264	\$217.56
Ventura	32822	2	\$274,995	4.0	2.0	1,717	\$160.16
Taft	32824	2	\$275,000	4.0	2.0	1,714	\$160.44
Waterford Lakes	32828	2	\$275,000	3.0	2.0	1,742	\$157.86
Hunters Creek	32837	1	\$275,000	3.0	2.0	1,562	\$176.06
Pine Castle / Edgewood	32839	1	\$274,990	3.0	2.0	1,664	\$165.26
Winter Garden / Oakland	34787	1	\$275,000	4.0	2.0	1,641	\$167.58
<b>Osceola County</b>		<b>18</b>	<b>\$274,989</b>	<b>3.9</b>	<b>2.2</b>	<b>2,076</b>	<b>\$132.47</b>
Kissimmee (East)	34744	3	\$275,000	4.0	2.0	1,837	\$149.70
Kissimmee (West) / Pleasant Hill	34746	3	\$275,000	4.0	2.0	2,123	\$129.53
Kissimmee / Celebration	34747	2	\$274,950	4.0	3.0	1,709	\$160.88
Kissimmee / Poinciana	34758	5	\$275,000	4.0	2.0	2,363	\$116.38
Kissimmee	34759	1	\$275,000	5.0	4.0	2,738	\$100.44
St Cloud	34769	1	\$275,000	4.0	2.0	2,508	\$109.65
St Cloud / Canoe Creek	34772	3	\$274,967	3.0	2.0	1,669	\$164.75

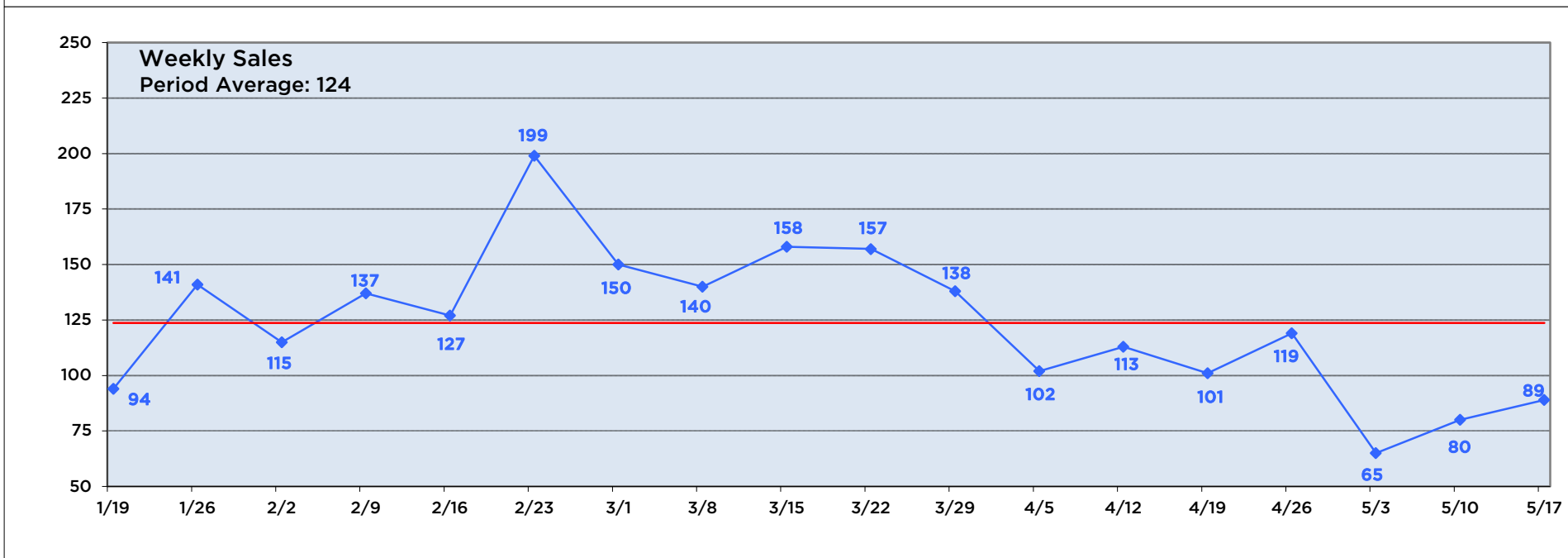
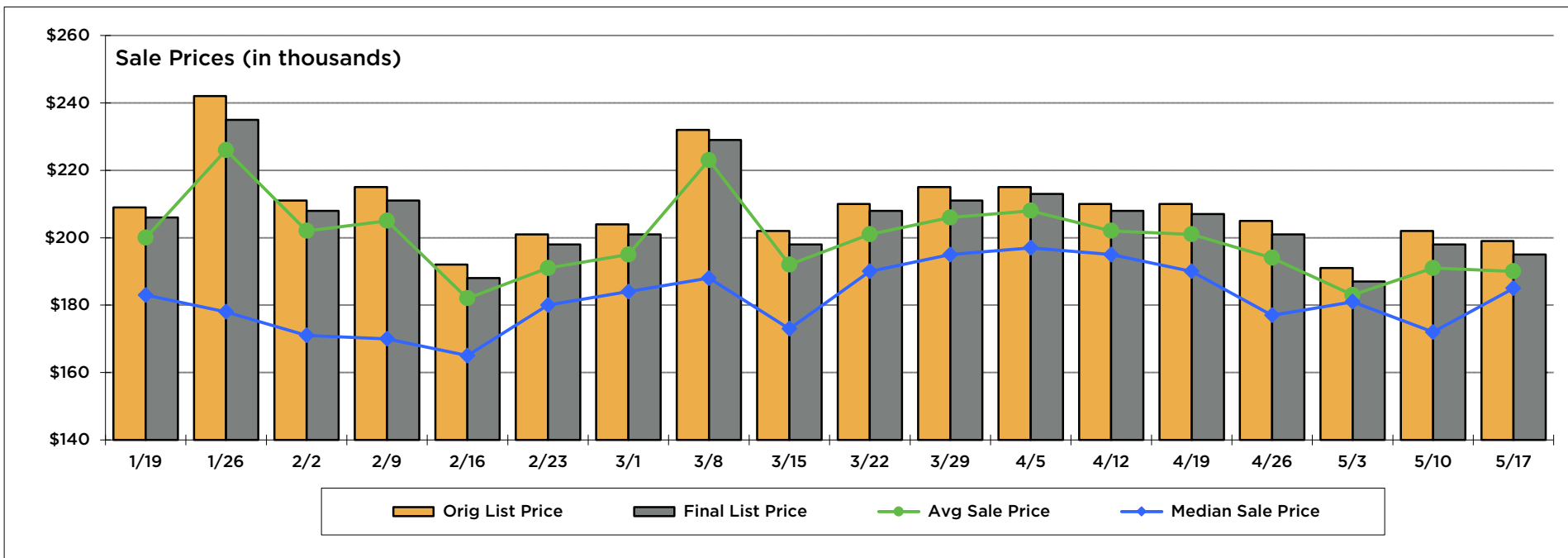
**Where are the 60 Single Family Homes available for the Median Price of \$275,000? (cont'd) (± \$500)**

<u>County / City</u>	<u>Zip Code</u>	<u>Available</u>	<u>Average List Price</u>	<u>Average Beds</u>	<u>Average Baths</u>	<u>Average SqFt</u>	<u>List \$ per SqFt</u>
<b>Lake County</b>		<b>16</b>	<b>\$274,906</b>	<b>3.1</b>	<b>2.0</b>	<b>1,847</b>	<b>\$148.87</b>
The Villages	32163	1	\$274,900	3.0	2.0	1,559	\$176.33
Eustis (West)	32726	1	\$275,000	3.0	3.0	2,039	\$134.87
Grand Island	32735	1	\$275,000	3.0	2.0	2,028	\$135.60
Mount Dora	32757	2	\$275,000	4.0	2.0	2,023	\$135.94
Tavares / Mt Plymouth	32778	2	\$274,950	3.0	2.0	2,045	\$134.45
Umatilla / Dona Vista	32784	1	\$275,000	3.0	2.0	1,540	\$178.57
Clermont (Central)	34711	5	\$274,760	3.0	2.0	1,902	\$144.46
Clermont (South)	34714	1	\$275,000	3.0	2.0	2,280	\$120.61
Groveland	34736	1	\$275,000	3.0	2.0	1,288	\$213.51
Leesburg (East) / Haines Creek	34788	1	\$274,900	2.0	1.0	1,166	\$235.76

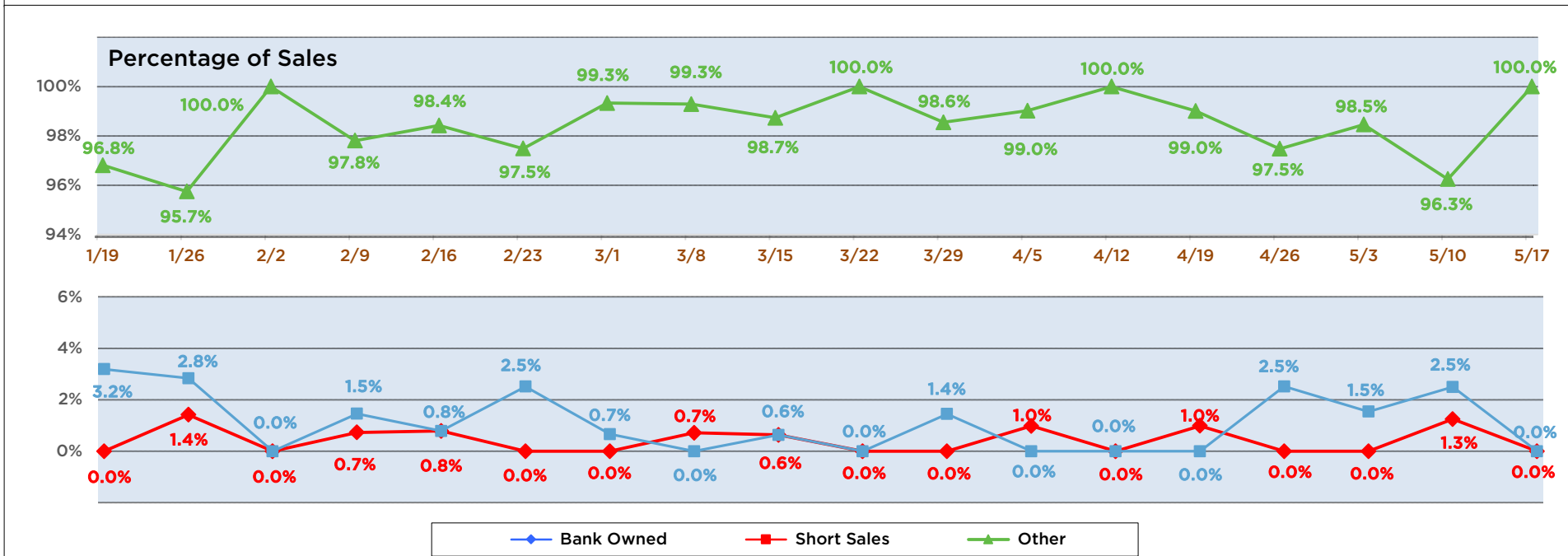
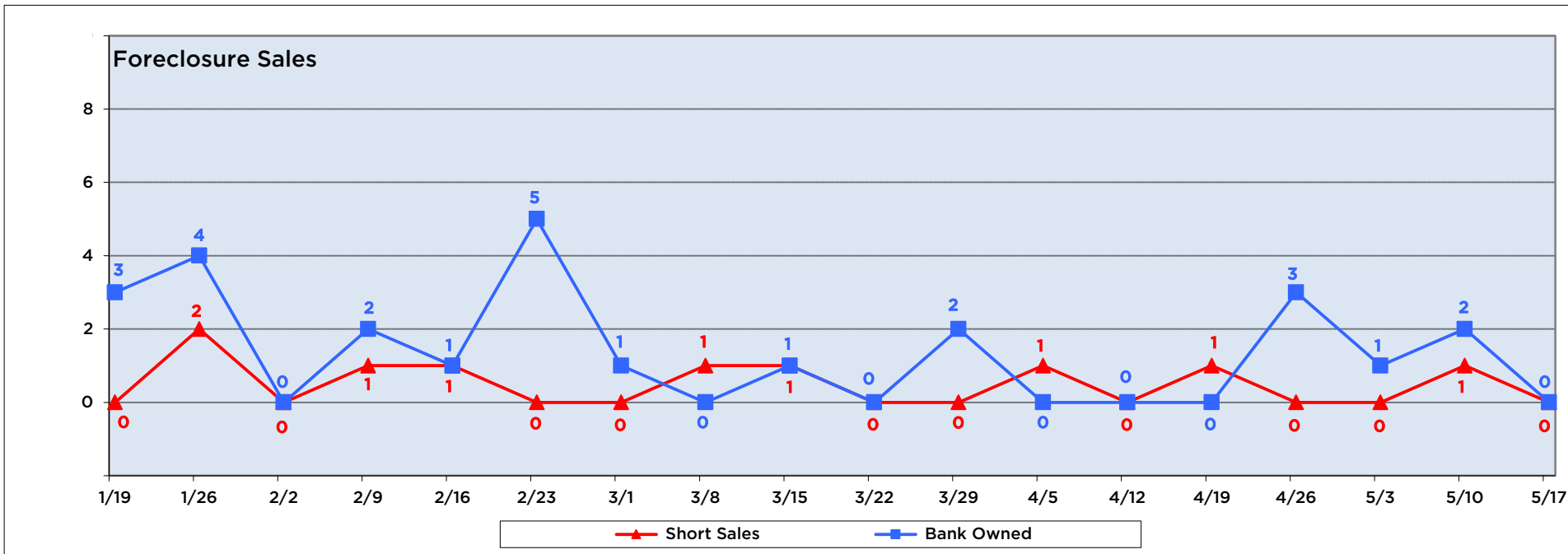
**Condos, Townhomes, Villas**

	Total	Under \$250k	\$250K to \$300K	\$300K to \$400K	\$400K to \$500K	\$500K to \$1M	Over \$1M
<b>Sales</b>	<b>89</b>	<b>75</b>	<b>6</b>	<b>6</b>	<b>2</b>	<b>0</b>	<b>0</b>
Bank Owned	0	0	0	0	0	0	0
Short Sales	0	0	0	0	0	0	0
Other	89	75	6	6	2	0	0
<b>Active Listings</b>	<b>2,242</b>	<b>1,551</b>	<b>299</b>	<b>275</b>	<b>71</b>	<b>37</b>	<b>9</b>
Bank Owned	22	18	3	0	1	0	0
Short Sales	10	9	1	0	0	0	0
Other	2,210	1,524	295	275	70	37	9
<b>Months of Inventory</b>	<b>6</b>	<b>5</b>	<b>12</b>	<b>11</b>	<b>8</b>	<b>0</b>	<b>0</b>
<b><i>List Price</i></b>							
Average Original List Price	\$199,464	\$175,052	\$284,113	\$345,815	\$421,950	\$0	\$0
Average Final List Price	\$194,641	\$172,449	\$283,263	\$338,982	\$416,950	\$0	\$0
<b><i>Sale Price</i></b>							
Average Price	\$189,943	\$166,187	\$278,817	\$324,833	\$409,500	\$0	\$0
Median Price	\$185,000	\$171,500	\$278,450	\$314,000	\$409,500	\$0	\$0
<b><i>Price Differences</i></b>							
Original to Final List Price	-\$4,823	-\$2,603	-\$850	-\$6,833	-\$5,000	\$0	\$0
Original List to Sale Price - \$	-\$9,521	-\$8,865	-\$5,296	-\$20,982	-\$12,450	\$0	\$0
Final List to Sale Price - \$	-\$4,698	-\$6,262	-\$4,446	-\$14,149	-\$7,450	\$0	\$0
Original List to Sale Price - %	95.23%	94.94%	98.14%	93.93%	97.05%	0.00%	0.00%
Final List to Sale Price - %	97.59%	96.37%	98.43%	95.83%	98.21%	0.00%	0.00%
<b><i>Days on the Market</i></b>							
Avg Days Listing to Contract	35	36	11	47	51	0	0
Combined Avg Days to Contract	30	30	11	42	37	0	0
Avg Days Listing to Closing	83	66	49	81	63	0	0
Avg Days Contract to Close	37	30	38	34	12	0	0
<b><i>Beds / Baths</i></b>							
Average Bedrooms	2	2	3	3	3	0	0
Average Full Baths	2	2	2	2	2	0	0
Average Half Baths	0	0	1	1	1	0	0
<b><i>Square Footage</i></b>							
Average Square Feet	1,358	1,263	1,796	1,967	1,767	0	0

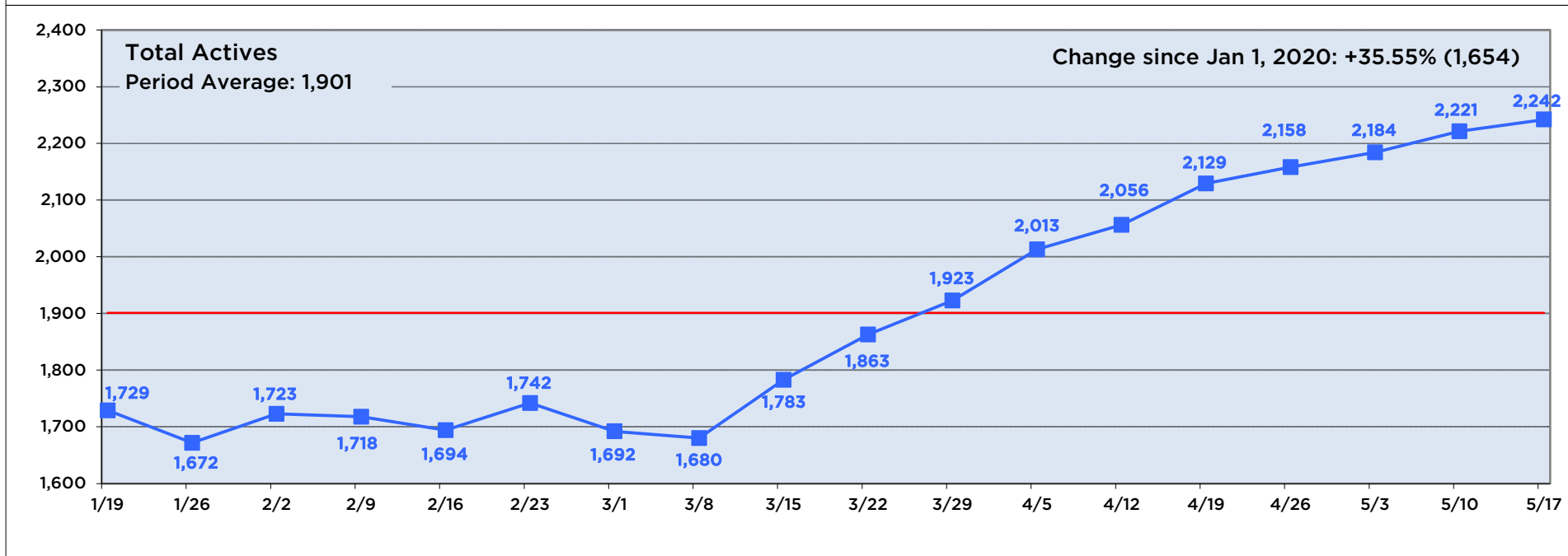
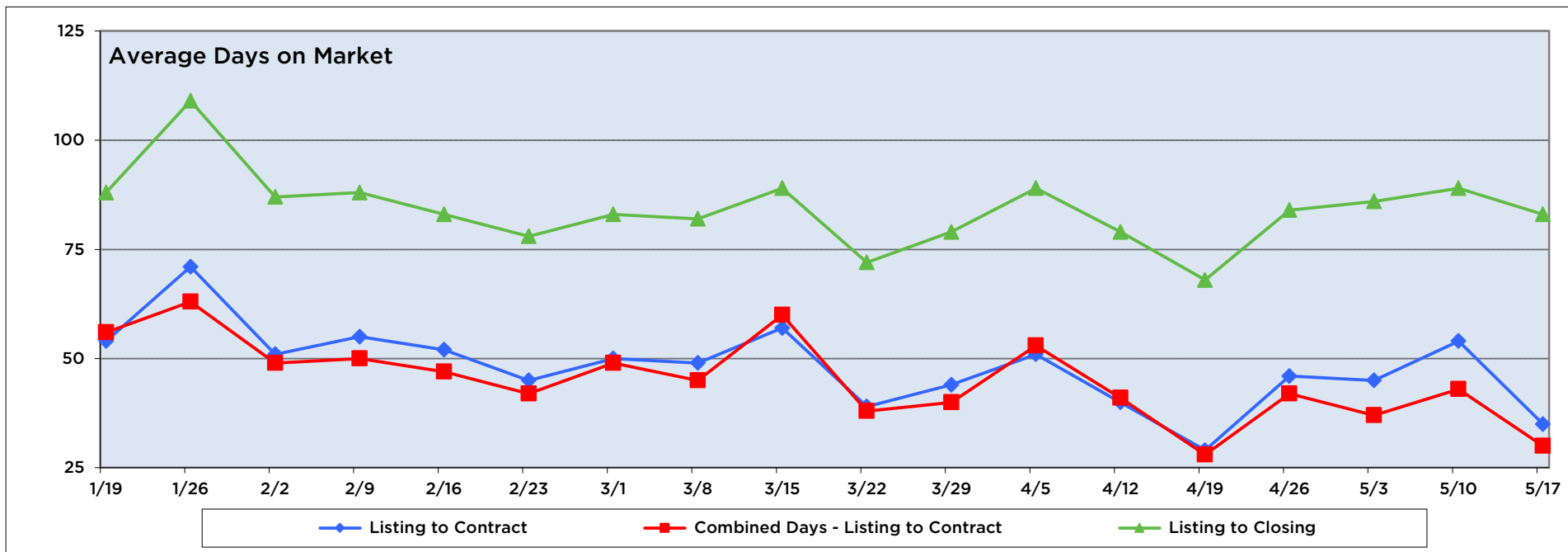
**Condos, Townhomes, Villas**



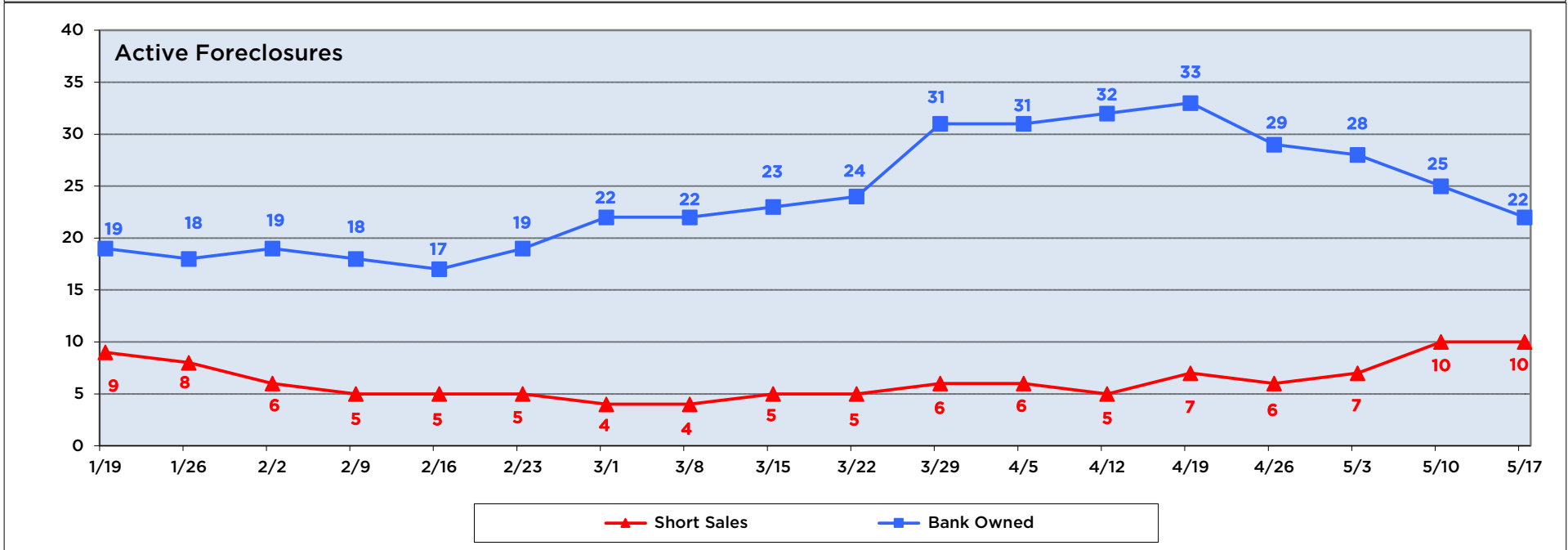
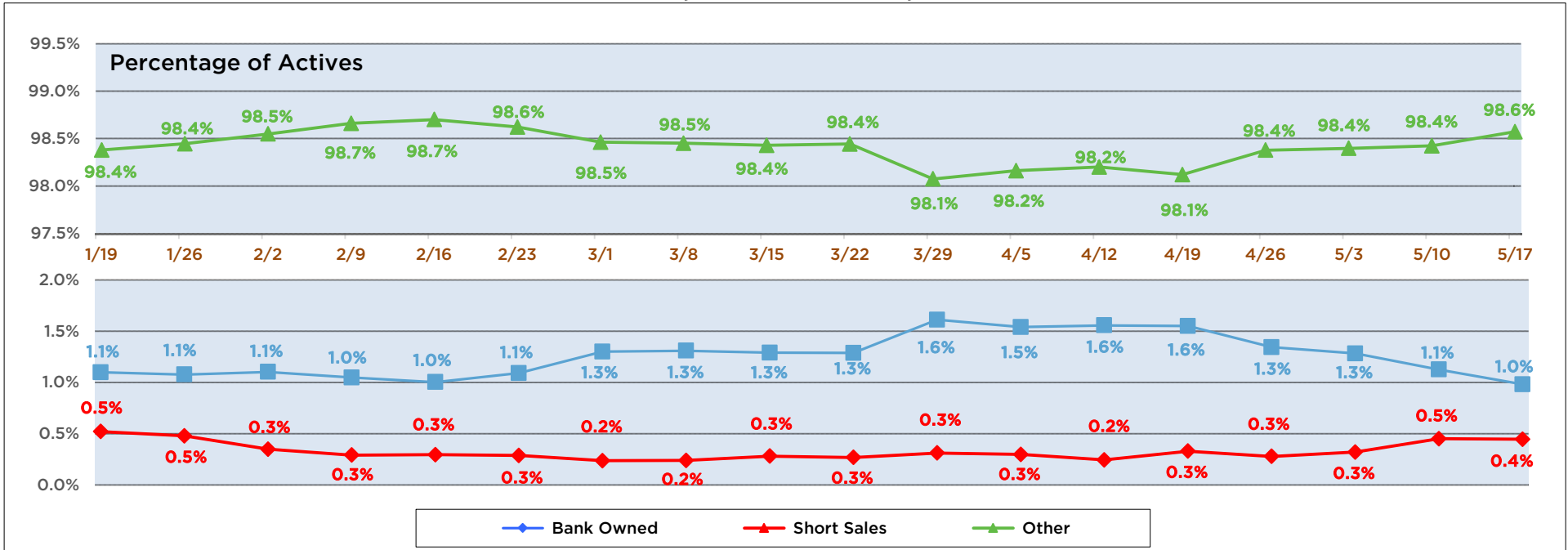
**Condos, Townhomes, Villas**



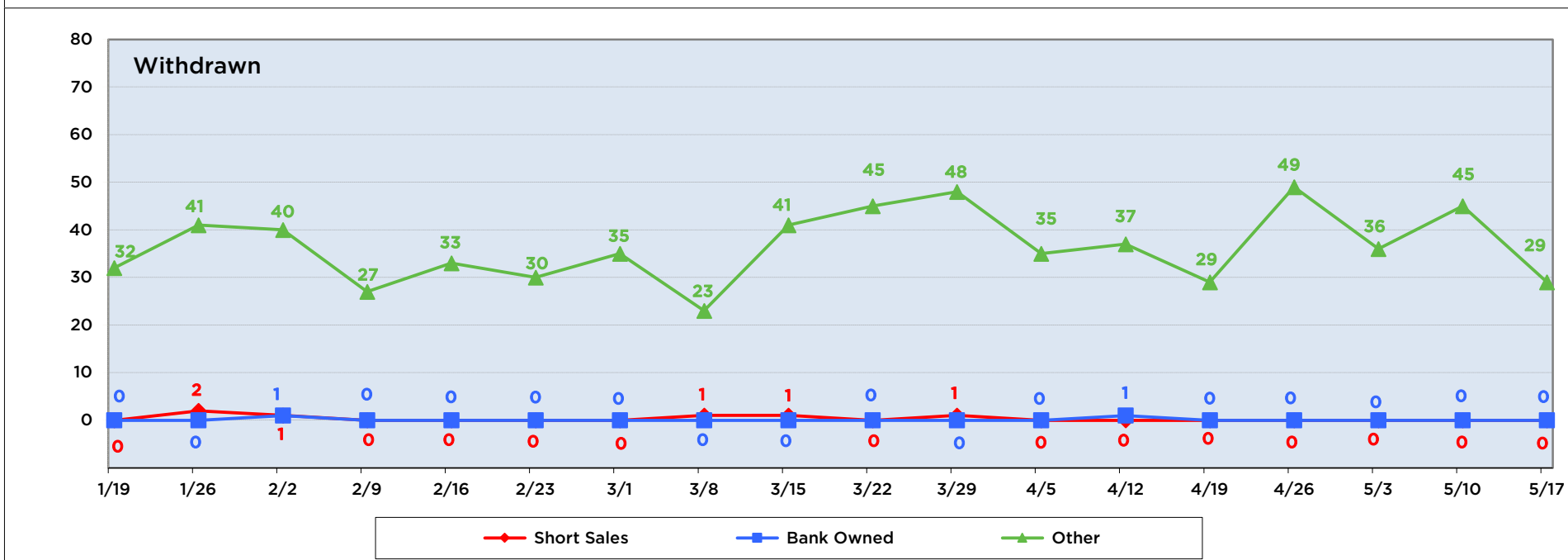
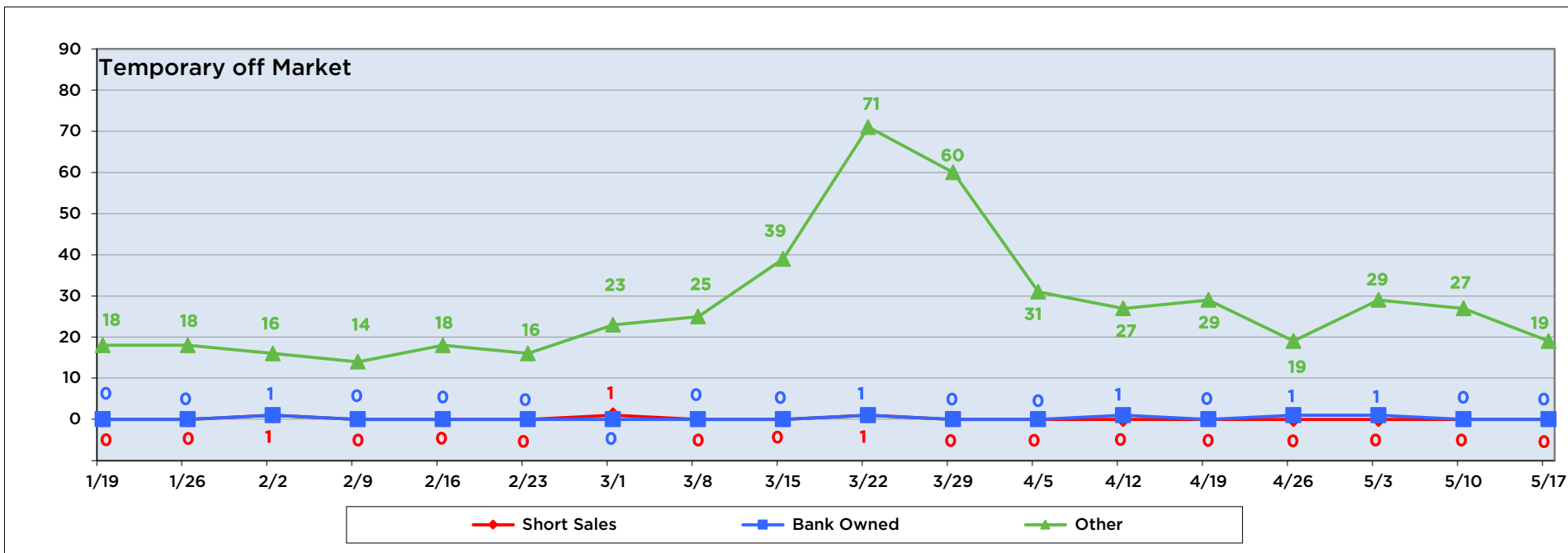
**Condos, Townhomes, Villas**



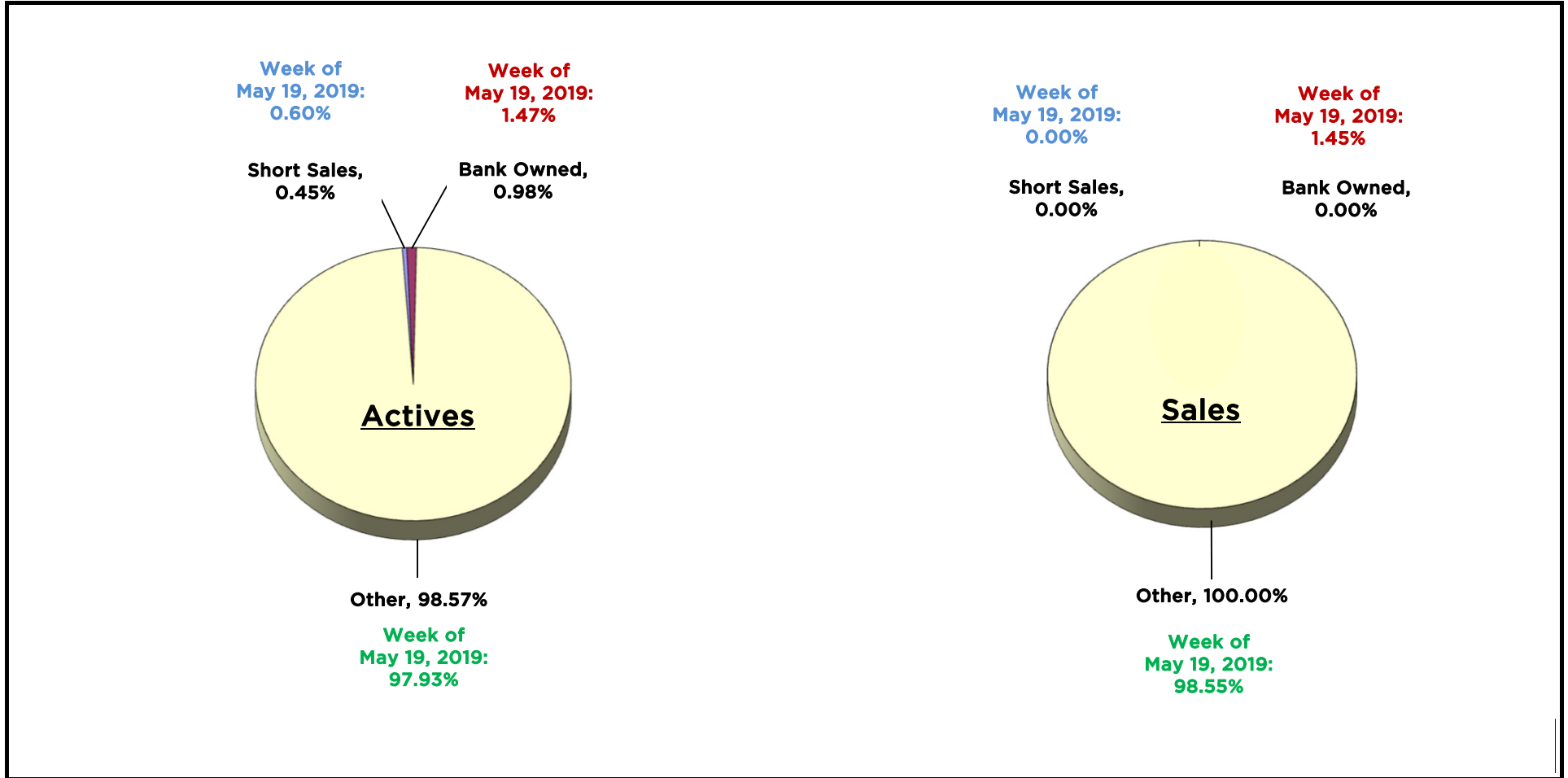
**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**



**Condos, Townhomes, Villas**



**Where are the 29 Condos, Townhomes, or Villas available for the Median Price of \$185,000?** (± \$500)

County / City	Zip Code	Available	Average List Price	Average Beds	Average Baths	Average SqFt	List \$ per SqFt
<b>Seminole County</b>		<b>6</b>	<b>\$184,950</b>	<b>2.2</b>	<b>2.0</b>	<b>1,183</b>	<b>\$156.38</b>
Altamonte Springs (East)	32701	1	\$184,900	2.0	2.0	870	\$212.53
Fern Park/Casselberry	32730	1	\$184,900	2.0	2.0	1,296	\$142.67
Sanford / Lake Forest	32771	1	\$185,000	3.0	2.0	1,203	\$153.78
Sanford (South)	32773	1	\$184,900	2.0	2.0	1,214	\$152.31
Longwood / Wekiva Springs	32779	1	\$185,000	2.0	2.0	1,427	\$129.64
Winter Park	32792	1	\$185,000	2.0	2.0	1,086	\$170.35
<b>Orange County</b>		<b>8</b>	<b>\$184,936</b>	<b>2.9</b>	<b>2.0</b>	<b>1,261</b>	<b>\$146.63</b>
Maitland / Eatonville	32751	1	\$185,000	3.0	2.0	1,256	\$147.29
Orlo Vista	32811	1	\$185,000	3.0	2.0	1,318	\$140.36
Taft	32824	2	\$185,000	3.0	2.0	1,346	\$137.44
Rio Pinar / Union Park	32825	1	\$185,000	3.0	2.0	1,058	\$174.86
Research Park	32826	1	\$184,500	2.0	2.0	1,106	\$166.82
Metro West / Orlo Vista	32835	2	\$184,995	3.0	2.0	1,330	\$139.09
<b>Osceola County</b>		<b>14</b>	<b>\$184,943</b>	<b>2.8</b>	<b>2.1</b>	<b>1,291</b>	<b>\$143.26</b>
Kissimmee (Central)	34741	2	\$184,950	4.0	3.0	1,593	\$116.10
Kissimmee / Buena Ventura Lakes	34743	1	\$184,500	3.0	2.0	1,234	\$149.51
Kissimmee (West) / Pleasant Hill	34746	5	\$185,000	3.0	2.0	1,306	\$141.65
Kissimmee / Celebration	34747	5	\$184,980	2.0	2.0	1,091	\$169.55
St Cloud / Harmony	34773	1	\$184,900	3.0	2.0	1,668	\$110.85
<b>Lake County</b>		<b>1</b>	<b>\$185,000</b>	<b>2.0</b>	<b>2.0</b>	<b>1,500</b>	<b>\$123.33</b>
Lady Lake / The Villages	32159	1	\$185,000	2.0	2.0	1,500	\$123.33